

041.0

0006

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

932,000 / 932,000

USE VALUE:

932,000 / 932,000

ASSESSED:

932,000 / 932,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
127 -129		RAWSON RD, ARLINGTON

OWNERSHIP

Owner 1:	VALLARELLI JANICE M	Unit #:	
Owner 2:	VALLARELLI RICHARD J		
Owner 3:			

Street 1: 33 ALTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	DI NICOLA MICHAEL P--ETAL -
Owner 2:	DI NICOLA JOSEPHINE F/LIFE EST -

Street 1: 6 VAN NORDEN RD

Twn/City: WOBURN

St/Prov: MA	Cntry:		Own Occ: N
Postal: 01801		Type:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2432 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							28543
GIS Ref							GIS Ref
GIS Ref							GIS Ref
Insp Date							10/11/18

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Total Card / Total Parcel

932,000 / 932,000

Total AC/HA: 0.11478

Total SF/SM:

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH						
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average		PDAS, KIT IN BMT THIRD BATH IN BSMT.																
Sty Ht:	2 - 2 Story		A Bath:	1	Rating:	Fair																		
(Liv) Units:	2		Total:	2	3/4 Bath:	Rating:																		
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																				
Frame:	1 - Wood		1/2 Bath:	Rating:																				
Prime Wall:	4 - Vinyl		A HBth:	Rating:																				
Sec Wall:			OthrFix:	Rating:																				
Roof Struct:	1 - Gable		OTHER FEATURES																					
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Good		1st Res Grid Desc: Line 1 # Units: 1																
Color:	BEIGE		A Kits:	1	Rating:	Poor		Level FY LR DR D K FR RR BR FB HB L O																
View / Desir:			Fpl:	Rating:		Other																		
GENERAL INFORMATION						WSFlue:	Rating:		Upper															
Grade:	C - Average		CONDOS INFORMATION						Lvl 2															
Year Blt:	1926	Eff Yr Blt:							Lvl 1															
Alt LUC:									Lower															
Jurisdct:	G14	Fact:							Totals RMS: 11 BRs: 5 Baths: 2 HB															
Const Mod:																								
Lump Sum Adj:																								
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN						
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit RMS BRS FL																
Prim Int Wall:	2 - Plaster		Functional:			%	Interior:	1 6 3																
Sec Int Wall:			Economic:			%	Additions:	1 5 2																
Partition:	T - Typical		Special:			%	Kitchen:																	
Prim Floors:	4 - Carpet		Override:			%	Baths:																	
Sec Floors:			Total: 26.4			%	Plumbing:																	
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						Electric:															
Subfloor:							Basic \$ / SQ:	170.00		Totals														
Bsmnt Gar:							Size Adj.:	1.13431728																
Electric:	3 - Typical		Const Adj.:	0.98010004																				
Insulation:	2 - Typical		Adj \$ / SQ:	188.997																				
Int vs Ext:	S		Other Features:	144250																				
Heat Fuel:	1 - Oil		Grade Factor:	1.00																				
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000																				
# Heat Sys:	2	% Heated:	100	% AC:		NBHD Mod:																		
Solar HW:	NO	Central Vac:	NO	WtAv\$/SQ:		AvRate:	Ind.Val																	
% Com Wall:	% Sprinkled:		Adj Total:		639498		Juris. Factor:	1.00		Before Depr:		189.00												
Depreciated Total: 470671						Depreciation:		168828		Special Features:		0		Val/Su Net:		126.67								
						Final Total:		470700		Val/Su SzAd:		217.11												
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:						
SPEC FEATURES/YARD ITEMS												PARCEL ID 041.0-0006-0001.0						IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
3	Garage	D	Y	1	14X30	A	AV	1950	20.95	T	40	104			5,300		5,300							
More: N						Total Yard Items: 5,300						Total Special Features:						Total: 5,300						